



# planning & building ..... news

## Shaping the Future through a Healthy and Sustainable Environment

April 16 through 27 is Earth Week, a week to commemorate a healthy and sustainable environment. The "Healthy and Sustainable Environment" theme is prevalent throughout Chula Vista's General Plan. Chula Vista makes a conscious effort to address the protection of habitat and natural resources, use of conservation technologies and sustainability practices that reduce or eliminate the use of

non-renewable resources and the preservation of historical and archeological resources.

Since the adoption of the General Plan,

Staff has commenced efforts

to develop programs that will implement these policies. One such program is the proposed *Historic Preservation Program*. The program will be discussed by the City Council at a regular meeting in May. The proposed comprehensive historic preservation program is designed to sustain and protect those valuable resources through the following public policies:

- Provide for a healthy and sustainable environment
- Enhance those historic resources that give Chula Vista its identity

- Protect cultural and historical personality
- Honor Chula Vista's rich history and heritage
- Encourage Chula Vista's strong sense of community
- Provide strong and safe neighborhoods
- Recognize and preserve the integrity of historic resources
- Address the values and principles of the entire City of Chula Vista

**Get Involved!** Sign up to volunteer on the Historic Preservation Program by contacting Lynnette Tessitore-Lopez at (619) 409-5465 or [ltessitore-lopez@ci.chula-vista.ca.us](mailto:ltessitore-lopez@ci.chula-vista.ca.us).

- Honor contributions of individuals who have played a significant role locally, regionally, and nationally
- Foster cohesiveness between historic preservation and other land use policies to preserve elements of important periods in Chula Vista
- Ensure balance between the built environment and the City's cultural heritage

Earth Week is a time for us to recognize efforts such as historic preservation. The environment is comprised of many resources that when preserved result in a healthy and sustainable environment for today and future generations. ■

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**OUR MISSION** *is to guide the physical development of the City through the implementation of the General Plan and Building Codes. We are committed to enhancing the quality of life in our community by planning for sound infrastructure and public services, protection of the environment, and promotion of high quality social and economic growth.*





## Protecting Chula Vista's Environment for Our Residents and Future Generations

For the fortunate among us, work is more than a paycheck. It's pursuing goals that we are passionate about. Marisa Lundstedt, a champion for the environment, serves as the Environmental Projects Manager for the City of Chula Vista's Planning and Building Department. Marisa's main job duties include implementing the City's habitat planning and sustainability programs, such as the Multiple Species Conservation Program, as well as implementing the state guidelines of the California Environmental Quality Act (CEQA).

Marisa began her career as a research scientist intern conducting studies of endangered plants and the effects of industrial pollution on water quality in the San Francisco Bay Area. She worked as a contract environmental analyst studying the socioeconomic impacts of extending light-rail from southern San Francisco to the San Francisco International Airport. Marisa has also worked in the private sector as a consultant, writing permits, environmental documents, and managing environmental documents for large-scale residential and commercial development. Marisa's background expertise and experience thoroughly



prepared her for her current position with the Chula Vista Planning and Building Department.

"Chula Vista is not just moving, but moving forward," says Marisa, who witnessed first-hand implementation of a variety of citywide environmental programs. The Environmental Division has coordinated the Water Conservation Program and CO<sub>2</sub> Reduction Program. The Environmental Division is currently working the on the Chula Vista Bayfront project, whose overall goal is to transform the coastline into a vibrant and unique waterfront.

Marisa looks forward to the prospect of the "Green Building" trends that are arising in the building industry. "This is a consumer-oriented society, but people are always looking for higher efficiency fixtures, appliances and

thoughtful building design. The market is now starting to shift towards a greater awareness of sustainability and 'green' building efforts," she says. When Marisa is not busy managing projects with the Environmental Division, she also serves as the liaison for the Resource Conservation Commission and has membership with the Association of Environmental Professionals. ■

### *Did You Know?*

Did you know the City's habitat plan, known as the *MSCP Subarea Plan*, was approved by the City Council in February 2003? The Plan was awarded Outstanding Environmental Resource Document in 2004 by the State Association of Environmental Professionals and is recognized by the Wildlife Agencies as a model conservation plan for Southern California. The MSCP Subarea Plan is a 50-year plan that is anticipated to preserve an estimated 9,243 acres of sensitive habitat within the City. Recently the City completed its MSCP Annual Report, which acknowledged that 7,096 acres (76%) of its estimated goal has already been secured. ■



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# Planning and Building Sustainable Communities

The City of Chula Vista has signed an agreement to establish a national energy research center that will transform the city into a living laboratory for energy research and demonstration projects. The Gas Technology Institute, GTI, is coming to Chula Vista because we can test and demonstrate sustainable development in our on-going development of the Otay Ranch. GTI, in a program sponsored by US Dept of Energy and funded by the California Energy Commission, is combining a whole series of computer programs to integrate energy efficiency, conservation and renewable energy technologies in the design and development of Chula Vista communities. Analysis has been completed and provided to builders. Specific information of what combination of construction materials they



can use to save their home buyers money on the SDG&E bills is the product.

Future analysis will actually test different land use layouts to find the most energy efficient land use pattern. This analysis is anticipated to be conducted this summer with the information available in the fall.

For more information contact Rick Rosaler at (619)476-5395 or [rrosaler@ci.chula-vista.ca.us](mailto:rrosaler@ci.chula-vista.ca.us). ■

## Celebrate Earth Week April 16-20

Earth week is nationally recognized during the third week in April in an effort to make us aware of environmental issues and solutions. During this week the San Diego region will be hosting events that educate and present research findings related to the environment. Look for City sponsored events at <http://www.sdearthtimes.com/et0496/et0496s14.html>. ■



**eZONING**

## Planning and Building on the Web

We are constantly working to improve our service via the Internet. When was the last time you visited us online?





# planning & building news



## Message from the Director

James D. Sandoval, AICP  
Director of Planning and Building

## A Clean Environment is Everyone's Responsibility

In previous articles I discussed two of the three areas in which the Planning and Building Department must excel in order to be successful. These were quality development and citizen participation. In this edition, we will discuss the third element; the environment.

Every major project processed by the Planning and Building Department is subject to a thorough environmental review. On larger projects, an

Environmental Impact Report (EIR) is often required. These reports address such project-related potential impacts as traffic, noise, water quality and other concerns. Every effort is made to ensure that all impacts are not only disclosed to the public and decision-makers, but reduced to insignificant levels as well.

The Planning and Building Department has also made significant strides in other environmental areas. The

department is overseeing the on-going development of habitat preserve. This preserve will eventually total 11,375 acres of protected lands for up to 85 endangered species.

The Planning and Building Department as well as other departments work together to implement a City Council-adopted CO<sub>2</sub> Reduction Plan. For the Planning and Building Department, this entails requiring major developments to include energy conservation, water conservation and air quality improvement measures. We are proud to work with our private partners to improve the sustainability of each and every project constructed in Chula Vista. ■

You can reach Jim Sandoval at (619) 691-5002 or [jsandoval@ci.chula-vista.ca.us](mailto:jsandoval@ci.chula-vista.ca.us).

## E V E N T S For time and location of these meetings, please call 619-691-5101.

[ The dates of the meetings are subject to change. ]

April 2	Design Review Committee Hearing	May 10	Redevelopment Advisory Committee Meeting
April 6	Redevelopment Advisory Committee Meeting	May 23	Planning Commission Hearing
April 11	Planning Commission Hearing	June 4	Design Review Committee Hearing
April 12	Chula Vista Redevelopment Corporation Meeting	June 7	Redevelopment Advisory Committee Meeting
April 16	Design Review Committee Hearing	June 14	Redevelopment Advisory Committee Meeting
April 25	Planning Commission Hearing	June 18	Design Review Committee Hearing
May 1	Design Review Committee Hearing	June 13	Planning Commission Hearing
May 3	Redevelopment Advisory Committee Meeting	June 27	Planning Commission Hearing
May 5	Design Review Committee Hearing		
May 9	Planning Commission Hearing		Check our website for future dates

## C O N T A C T

**Administration** (619) 691-5101

### Building

Main Office (619) 691-5272  
Eastern Office (619) 409-5868  
Permit Information (619) 691-5007  
Code Enforcement (619) 691-5280  
Business Licenses (619) 691-5272  
Inspections (619) 409-5434

### Planning

Zoning Information (619) 585-5621

[www.chulavistaca.gov/sc/pb](http://www.chulavistaca.gov/sc/pb)